

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 6, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:30 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Byers announced that the Policy and Procedures Committee would meet on Wednesday, February 13, 2002 at 7:30 p.m. in the Board Conference Room.

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Commissioner Koch, in accordance with his announcement at a previous meeting, MOVED THAT THE PUBLIC HEARINGS ON APR-01-III-3BR, APR-01-III-8BR AND APR-01-III-8UP BE DEFERRED UNTIL THURSDAY, FEBRUARY 7, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Moon and Wilson not present for the vote.

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**S01-CW-2CP - OUT-OF-TURN PLAN AMENDMENT** (Revitalization) (Decision Only)

(The public hearing on this item was held on January 17, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PROPOSED POLICY PLAN AMENDMENT S01-CW-2CP AS SHOWN IN THE ATTACHMENT TO THE LETTER FROM FRED SELDEN TO ME DATED JANUARY 30, 2002.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioners Harsel, Moon and Wilson not present for the vote.

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#### ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the third of four scheduled public hearing sessions on the 2001 Area Plans Review; specifically Hunter Mill District and Sully District items. He noted that no new items would be taken up after 12:00 a.m. and that any items not heard tonight would be carried over to Thursday, February 7, 2002, with markup of Hunter Mill District items scheduled for Wednesday, February 27, 2002 and markup of Sully District items scheduled for Thursday, February 28, 2002.

There was no objection to this procedure.

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AREA PLANS REVIEW (APR) - The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2001 North County Cycle Area Plans Review process for the Hunter Mill and Sully Magisterial Districts as summarized in the newsprint document "Fairfax County Comprehensive Plan 2001 North Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

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#### HUNTER MILL DISTRICT

Chairman Murphy outlined the procedures to be followed, noting that a separate Task Force recommendation would not be called for unless the Hunter Mill District Task Force representative indicated her desire to provide additional comments.

APR-01-II-5V - Located at 9105 & 9109 Ridge La. on 2.24 ac.  
Adopted Plan: Residential 2-3 du/ac. Nominated Plan: Residential 1-2 du/ac.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 27 of the staff report and that the Task Force recommendation resulted in no clear majority, with three votes to retain the adopted Plan; three votes to retain the planned intensity, but add the staff recommended text; five votes to approve the nomination for 1 to 2 dwelling units per acre (du/ac); and six votes to approve the nomination with modification.

Chairman Murphy called the first listed speaker and recited the rules for public hearing, which he noted would be in effect throughout all of tonight's public hearings.

Mr. Alan Robbins, 1807 Sunny Creek Cove, Vienna, did not object to the construction of new homes on the subject property, but expressed his concern for the loss of trees that would occur.

Chairman Murphy pointed out that tree loss was an issue better addressed during the rezoning phase of development.

Mr. Robert Ehinger, 1849 Foxstone Drive, Vienna, nominator, representing the Foxstone Association, explained that the intent of this nomination was to limit development on the subject property to three homes. He emphasized the need to protect the environment and provide stormwater management. (A copy of Mr. Ehinger's statement is in the date file.)

Ms. Martha Miles, 1843 Foxstone Drive, Vienna, supported the nomination to limit development to 1 to 2 du/ac. She stated that development at a higher density would adversely affect property values in the area.

Mr. James Goodnight, 1847 Foxstone Drive, Vienna, supported the nomination. He said that large homes on small lots would be out of character for the neighborhood.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing both the subject property owners and the contract purchaser, spoke in opposition to the nomination. She maintained that limiting development would cause an unfair burden on the property owners and noted that the majority of surrounding properties were either developed at or planned for 2 to 3 du/ac. Ms. Strobel explained that the contract purchaser would provide appropriate stormwater management measures and that lot sizes would be compatible with existing development. She presented a comparison of lot sizes on surrounding properties, a copy of which is in the date file.

Mr. Frank Dietz, 1865 Foxstone Drive, Vienna, supported the nomination to limit density. He spoke about flooding problems in the area.

Mr. Michael Shiohama, 1845 Foxstone Drive, Vienna, supported the nomination. He also commented on flooding problems. (A copy of Mr. Shiohama's statement is in the date file.)

In response to questions from Commissioner Byers, Mr. Shiohama confirmed that water did enter his basement during a severe storm in 1999.

Ms. Irma Kainz, 9105 Ridge Lane, Vienna, property owner, supported staff's alternative language.

Mr. Victor Tyler, 1805 Sunny Creek Cove, Vienna, supported the nomination as submitted.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-5UP - Located in an area bounded by Sunrise Valley Dr., Monroe St, Frying Pan Rd., & Fox Mill Rd. on 90 ac. Adopted Plan: Residential 1-2 du/ac & 8-12 du/ac; options for residential 8-12 & 16-20 du/ac; & office, light industrial or mixed use up to .50 FAR. Nominated Plan: Remove non-residential options to recognize approved & existing development.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted and that the Task Force concurred.

Chairman Murphy called for speakers, but received no response. He therefore closed the public hearing.

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APR-01-III-6UP - Located at 2444 Centreville Rd & unaddressed parcel 16-3((01))36 on 4.53 ac. Adopted Plan: Mixed use at .5- 1.0 FAR. Nominated Plan: Mixed use, including retail use.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 51 of the staff report and that the Task Force recommended its own alternative outlined on page 4 of the Task Force report, a copy of which is in the date file.

In response to questions from Commissioner Harsel, Ms. Gardner stated that staff would need to see a specific design to determine whether a hotel use would be viable on the subject property. She added that the site was also constrained by environmental factors and utility easements.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, supported the Task Force's alternative language. She spoke about the need for additional retail services and eating establishments in the area because of its proximity to Dulles Airport and high density residential development.

Ms. Nancy Novak, 13188 Ashnut Lane, Herndon, representing the McNair Farms Master Association, supported retail uses and/or restaurants.

Mr. John Callow, Patton, Harris, Rust and Associates, transportation consultants, 14532 Lee Road, Chantilly, presented a traffic impact analysis based on 30,000 square feet of retail and a 120-room hotel on the subject property. (A copy of Mr. Callow's report is in the date file.)

Mr. James Ellis, 2156 Squirrel Hill Road, Herndon, representing Mt. Pleasant Baptist Church, supported retail uses and/or restaurants.

Mr. Ralph Duke, 2472 Centreville Road, Herndon, representing Beacon Hill Church, supported retail uses and/or restaurants.

In response to questions from Commissioner de la Fe, Ms. Gwen Minton, Hunter Mill Task Force Chairman, confirmed that the main difference between staff's and the Task Force's alternatives was the floor area ratio; staff suggesting a limit of .25 and the Task Force allowing up to .50.

Mr. Louie Warnuvongs, 2418 Misty Dawn Court, Herndon, supported retail uses and/or restaurants.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-9UP - Located in area including Thistleberry Ct., Horsepen Woods Ln., Blue Holly Ln., Middleton Farm Ln., Cherry Branch Ln., Holly Meadow Ln., Rushing Brook Ln. on 74.56 ac. Adopted Plan: Residential 2-3 du/ac; preserve A&F & consider portion of site for high school. Nominated Plan: Delete specific Comprehensive Plan text for Recommendation 12, UP-7 Sector. Retain map designation for residential 2-3 du/ac.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted and that the Task Force concurred.

Chairman Murphy called for speakers, but received no response. He therefore closed the public hearing.

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APR-01-III-10UP - Located in area of Stuart Pointe Ln. on 4.77 ac.  
Adopted Plan: Residential 3-4 du/ac; options for low intensity, low-rise office use or residential at 7-9 du/ac. Nominated Plan: Remove option for office use in recognition of new townhouse development

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted and that the Task Force concurred.

Chairman Murphy called for speakers, but received no response. He therefore closed the public hearing.

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APR-01-III-12UP - Located at 1610 Hunter Mill Rd. on 116.46 ac.  
Adopted Plan: Residential .2-.5 du/ac. Nominated Plan: Residential 4-5 du/ac.

Ms. Marianne Gardner, Planning Division (PD), Department of Planning and Zoning (DPZ), explained that the subject property was located in both the Hunter Mill and Dranesville Districts, with the majority being in Hunter Mill. She presented the staff report, a copy of which is in the date file and noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan. She added that both District Task Forces concurred.

Mark Looney, Esquire, with Cooley, Godward, 11951 Freedom Drive, #1500, Reston, nominator, stated that part of the subject property would most likely be needed for future road improvements, a changed circumstance that, along with the property's proximity to employment centers and proposed transportation infrastructure, justified his nomination for higher density. He suggested that a task force should be formed to investigate land uses in the area between Hunter Mill Road and the Fairfax County Parkway.

In response to questions from Commissioner Byers, Mr. Looney explained how possible road improvements would change the character of the area.

In response to questions from Commissioner Hall, Mr. Fred Selden, Director, PD, DPZ, explained that a Virginia Department of Transportation (VDOT) study was underway to determine road alignments and that it would be premature to discuss wholesale replanning of the area until the results of that study were available.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, represented the Hunter Mill Defense League. In the interest of time, she asked that she be allowed to present the League's position on several items at once. There being no objections, she listed the following recommendations:

APR-01-III-12UP - Opposed  
 APR-01-III-15UP - Opposed  
 APR-01-III-16UP - Opposed  
 APR-01-III-17UP - Opposed

APR-01-III-22UP - Supported  
 APR-01-III-23UP - Supported  
 APR-01-III-31UP - Supported.

Ms. Bennett presented a video depicting the area and giving the League's rationale for retaining low density residential development. (A copy of Ms. Bennett's letter is in the date file.)

In response to questions from Commissioner Smyth, Mr. Selden said it was his understanding that VDOT would use current Comprehensive Plan recommendations in its deliberations.

Ms. Renee Yuengling, 1747 Dressage Drive, Reston, representing Equestrian Park Homeowners Association, supported staff's recommendation to deny this nomination. She agreed that it would be premature to change land uses until VDOT's study was completed.

In response to questions from Commissioner Byers, Ms Yuengling pointed out Equestrian Park on the map.

Ms. Rea Patton, 1628 Crowell Road, Vienna, opposed 12UP, 15UP and 17UP and supported 22UP and 23UP. She expressed the importance of maintaining the low density character of the Hunter Mill corridor.

Mr. Don Skidmore, 10900 Equestrian Court, Reston, opposed the nomination. He also disagreed with the idea that additional study was needed. He maintained that this area had been studied and reviewed extensively during the last two Area Plans Review cycles and the desire of the community to retain low density development had been clearly stated again and again.

In response to questions from Commissioner Smyth, Mr. Selden confirmed that R-E cluster development was possible in Fairfax County under current Zoning Ordinance regulations.

Mr. Elliot Eder, 1616 Crowell Road, Vienna, spoke in opposition. He agreed that the VDOT study should be finished before any land use changes were considered.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, supported the nomination. He noted that he was the nominator of several items following this one and that he had an extensive presentation that covered all of them and that would no doubt exceed his time limits. He therefore explained that he would begin his overall presentation now and then continue it as his time came up for each successive item. He began by addressing the changes that have occurred along the Hunter Mill corridor over the years. (A copy of Mr. Thoburn's entire presentation is in the date file.)

Mr. Bruce Bennett, 1459 Hunter View Farms, Vienna, opposed the nomination.

Ms. Jeannette Twomey, 1504 Brookmeade Place, Vienna, opposed the nomination.

Ms. Janet Carlton, 1902 Buckthorn Lane, Reston, concurred with Ms. Patton's position opposing 12UP, 15UP and 17UP and supporting 22UP and 23UP.

Mr. David Emery, 10903 Pony Club Court, Reston, opposed this nomination as well as 15UP, 16UP and 17UP. He agreed with Mr. Skidmore that this area had been reviewed many times in the past and expressed his opinion that continuous nominations to change the character of the area should not be allowed.

Chairman Murphy explained that the Commission was required by state law to review the Comprehensive Plan on a regular basis and that properly submitted nominations must be considered.

Commissioner Byers reminded Mr. Emery that "eternal vigilance is the price of liberty" and encouraged him to stay involved in the land use process.

Mr. John Holmes, 13599 Flying Squirrel Drive, Herndon, representing McNair Station Homeowners Association, opposed the nomination.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-14UP- Located at 2335 Fox Mill Rd. on 2.62 ac. Adopted  
Plan: Residential 2-3 du/ac. Nominated Plan: Residential 8-12 du/ac.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative text outlined on pages 82 and 83 of the staff report and the Task Force recommended the modifications outlined on page 9 of the Task Force report, a copy of which is in the date file.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, stated that townhouse development would better achieve Plan objectives than the current text and would be more compatible with surrounding land uses. She supported the Task Force's alternative for 5 to 8 dwelling units per acre (du/ac) as well as staff's suggestions for protection of environmentally-sensitive areas of the subject property.

In response to questions from Commissioner Smyth, Ms. Strobel said an exact yield of units on the subject property had not been determined, but reiterated that the 5 to 8 du/ac range would be appropriate.



In response to questions from Commissioner Harsel, Ms. Gardner explained that the number and size of townhouses would depend on the zoning district approved and development would be limited by environmental constraints.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-15UP - Located at 10800 Sunset Hills Rd. on 5 ac. Adopted Plan: Residential .2-.5 du/ac. Nominated Plan: Residential 20+ du/ac.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, reiterated the Hunter Mill Defense League's opposition to this item as noted during her testimony on APR-01-III-12UP.

Ms. Renee Yuengling, 1747 Dressage Drive, Reston, representing Equestrian Park Homeowners Association, supported the nominator's goal of providing affordable housing for the elderly, but opposed this nomination. She stated that the subject property was inappropriate for such housing because there was no nearby retail or other support services.

Ms. Rea Patton, 1628 Crowell Road, Vienna, reiterated her opposition to this nomination as originally expressed during her testimony on 12UP.

Mr. Don Skidmore, 10900 Equestrian Court, Reston, opposed the nomination.

Mr. Ronald Christian, 10001 Manor Place, Fairfax, nominator, President of Lutheran Housing Services, 4015 Chain Bridge Road, Fairfax, explained that the requested increase in density on the subject property would allow construction of housing for the elderly and persons with physical disabilities. He noted that the current administration, under the leadership of President George W. Bush, had called for a renewed commitment to faith-based institutions and for greater cooperation between faith-based organizations and government. Mr. Christian said this was an opportunity for Fairfax County to be a leader in this cooperation and increase the supply of affordable, accessible housing. (A copy of Mr. Christian's statement is in the date file.)

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, continued his presentation begun during the public hearing of APR-01-III-12UP. He addressed surrounding land uses and the changing character of the area. (A copy of Mr. Thoburn's entire presentation is in the date file.)

Mr. David Emery, 10903 Pony Club Court, Reston, spoke in opposition to the nomination.

Mr. Steve Hull, 10906 Sunset Hills Road, Reston, also opposed the nomination.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-17UP - Located at 10700, 10718, 10728 & 10736 Sunset Hills Rd; 1620,1624,1628 & 1630 Hunter Mill Rd. on 46.43 ac.  
Adopted Plan: Residential .2-.5 w/option institutional or public uses.  
Nominated Plan: Mixed use, including residential, office, retail, institutional, recreation, open space & commuter parking at a maximum intensity of 1.0 FAR.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, reiterated the Hunter Mill Defense League's opposition to this item as noted during her testimony on APR-01-III-12UP.

Ms. Renee Yuengling, 1747 Dressage Drive, Reston, representing Equestrian Park Homeowners Association, opposed the nomination. She disputed the nominator's assertion, expressed in the second sentence of his justification, that the property was surrounded by industrial, commercial, and institutional uses and undeveloped land. Using the map on the viewgraph, she pointed out residential uses, both existing and planned, adjacent to the subject property.

Ms. Rea Patton, 1628 Crowell Road, Vienna, reiterated her opposition to this nomination as originally expressed during her testimony on 12UP.

Mr. Don Skidmore, 10900 Equestrian Court, Reston, opposed the nomination.

Mr. Bruce Bennett, 1459 Hunter View Farms, Vienna, opposed the nomination.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, nominator, continued his presentation begun during the public hearing of APR-01-III-12UP. He addressed development along the Dulles Toll Road corridor and the evolving Master Plan and Reston Plan. (A copy of Mr. Thoburn's entire presentation is in the date file.)

Mr. David Emery, 10903 Pony Club Court, Reston, opposed the nomination.

Mr. Steve Hull, 10906 Sunset Hills Road, Reston, opposed the nomination. He explained that he served on a task force working with the Virginia Department of Transportation (VDOT) in its study of this area and noted that there had been no communications from VDOT since

August, 2001. He suggested that if any VDOT officials were present this evening or viewing on television, that they contact the task force to explain why study efforts had stalled.

Mr. Elliot Eder, 1616 Crowell Road, Vienna, opposed the nomination.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-22UP - Located in area bounded by Hunter Mill Rd., Lake Fairfax Business Park, Lake Fairfax Park & Sunset Hills Rd. on 267 ac. Adopted Plan: Residential .2-.5 du/ac; rigorous review of cumulative impacts of special exception/special permit applications. Nominated Plan: Change recommendation #11 UP5: industrial, office research & development are not appropriate.

APR-01-III-23UP - Located in area bounded by Hunter Mill Rd., Lake Fairfax Business Park, Lake Fairfax Park & Sunset Hills Rd. on 267 ac. Adopted Plan: Residential .2-.5 du/ac; rigorous review of cumulative impacts of special exception/special permit applications. Nominated Plan: Change recommendation #11 UP5: retain Sunset Hills Rd. alignment; transportation parks & public facilities improvements should be consistent w/residential character of the area.

Ms. Marianne Gardner, Planning Division (PD), Department of Planning and Zoning (DPZ), explained that the subject properties were located in both the Hunter Mill and Dranesville Districts, with the majority being in Hunter Mill. She presented the staff report, a copy of which is in the date file and noted that staff recommended denial of the nominations and retention of the adopted Comprehensive Plan. She added that the Dranesville District Task Force concurred, but that the Hunter Mill District Task Force suggested an alternative that supported the nominations in concept with the exception of recommending the retention of the present Sunset Hills Road alignment.

Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, speaking on behalf of the nominator of APR-01-III-22UP, Jim Barrett, who in turn represented the Hunter Mill Defense League. She explained that the purpose of this nomination was to incorporate language located in other portions of the Comprehensive Plan into the UP5 Planning Sector recommendations.

In response to questions from Commissioner de la Fe, Ms. Bennett agreed that the proposal was editorial in nature, with no new text being proposed.

Mr. Robert Woodward, 1741 Dressage Drive, Reston, nominator of APR-01-III-23UP, explained that his nomination called for the addition of specific language by which the Comprehensive Plan would recommend rigorous review of all projects with a specific objective of ensuring consistency with planning goals. He added that the intent was to ensure that the low density character of the area was maintained and that Equestrian Park and adjacent areas continued to serve as the boundary between commercial areas to the west and residential areas to the east.

In response to questions from Commissioner Byers, Mr. Fred Selden, PD, DPZ, explained that it was true that the text suggested in 22UP was located in other portions of the Plan. He noted, however, that portions of the language did not apply to the UP5 Planning Sector. For example, he cited a sentence that applied to land within Reston, pointing out that the subject property was not in Reston. For another example, he cited a sentence that applied to land in the Route 7 corridor where there was still some commercial zoning; whereas there was no commercial zoning in the area, therefore language prohibiting commercial and industrial uses was unnecessary. Commissioner Byers commented that the Comprehensive Plan was the people's plan and if the community wanted the language to apply to this area, perhaps it was appropriate. Mr. Selden agreed that community sentiment was important. He pointed out that the text regarding rigorous review of special exception and special permit uses was added specifically at the request of the community. However, he stated that there could be unintended consequences if language from other areas was added unnecessarily.

Mr. Don Skidmore, 10900 Equestrian Court, Reston, supported the nominations. He disagreed with Mr. Selden's assertion that language prohibiting commercial or industrial uses was unnecessary. He noted that the community was continually forced to defend the low density residential character of the area from proposals for more intense uses and that clear language in the Plan indicating that such uses were inappropriate and unwelcome would facilitate that effort.

Mr. John Thoburn, 1630 Hunter Mill Road, Vienna, concluded his presentation, begun during the public hearing of APR-01-III-12UP. He discussed the Comprehensive Plan change that occurred in 1977 when the Hirst property was replanned from low density residential to industrial for the Lake Fairfax Business Center located outside the boundary of Reston, existing development in the Difficult Run Watershed and Policy Plan recommendations. He opposed both 22UP and 23UP. (A copy of Mr. Thoburn's entire presentation is in the date file.)

Mark Looney, Esquire, with Cooley, Godward, 11951 Freedom Drive, #1500, Reston, distributed copies of the pertinent pages of the Comprehensive Plan, a copy of which is in the date file. He opposed the nominations and agreed with staff that some of the language proposed really didn't apply to the subject properties. In addition, he said that adjacent property owners were not notified of these nominations.

In response to questions from Commissioner Hall, Mr. Selden explained that when the nominations were accepted it was determined that, since it was stated that they did not affect the use or density on the subject properties, notifications were not required.

Mr. Bruce Bennett, 1459 Hunter View Farms, Vienna, supported the nominations.

Ms. Jeannette Twomey, 1504 Brookmeade Place, Vienna, supported the nominations.

Ms. Feliza Kepler, 1738 Dressage Drive, Reston, supported 23UP.

Mr. Elliot Eder, 1616 Crowell Road, Vienna, supported the nominations.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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(The Commission went into recess at 10:50 p.m. and reconvened in the Board Auditorium at 11:05 p.m.)

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#### SULLY DISTRICT

Chairman Murphy explained that the planner originally assigned to the Sully District items had been injured in an unfortunate accident on the ice and that therefore Ms. Marianne Gardner and Mr. Fred Selden would be providing staff input tonight. He welcomed Mr. Glenn Stroup, Chairman of the Sully District Task Force, noting that Mr. Stroup would soon be leaving Fairfax County. He thanked Mr. Stroup for his service to the County.

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APR-01-III-1BR - Located at 6009, 6016 & 6020 Old Centreville Rd. & 6019 Centreville Rd. on 2.81 ac. Adopted Plan: Residential 5-8 du/ac. Nominated Plan: Mixed use.

APR-01-III-2BR - Located at 6009, 6016 & 6020 Old Centreville Rd., & 6019 Centreville Rd. on 2.80 ac. Adopted Plan: Residential 5-8 du/ac. Nominated Plan: Urban park, option for non-conventional office uses, 10,000 sq. ft. w/bonus to 40,000 sq. ft. for like use w/less daily trips than current Plan.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 27 of the staff report.

Mr. Glenn Stroup, Chairman, Sully District Task Force, noted that they rejected 1BR and supported the staff alternative for 2BR as the baseline, adding an hotel option under certain conditions.

Ms. Sheri Hoy, a legal assistant with McGuire, Woods, representing the nominator of 1BR, stated that the current residential designation was inappropriate for the subject property due to its location on Route 28, a major arterial highway. She explained that the nomination requested a mixed use designation, noting that the property owner was considering development of a hotel that would provide a compatible transitional use in this area of Centreville. She supported the Task Force's recommendation.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-6BR - Located at Eagle Chase Cir., Gaston St., Morningdale Dr., Rose Lodge Pl., Dallas St., Westmore St., Elmwood St., Vernon St., Penny Tree Pl., & Shady Point Pl. (all properties), 13821 Lee Jackson Memorial Hwy; 4105, 4109, 4117, 4121, 4125, 4205, 4201 Walney Rd.; & unaddressed parcels Tax Maps 34-4((1))53 & ((6))63; 44-2((1))1; 44-2((20))A, 1B, C, D, E, F, G1 on 116.8 ac. Adopted Plan: Alternative uses (N. of Vernon St.), & industrial use (Rockland Village & Walney Rd. area). Nominated Plan: Tax maps 34-4((1))52A & 53 retail; Rockland Village Subdivision residential 12-16 du/ac; Walney Rd Subdivision residential 2-3 du/ac.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff was the nominator of this item and recommended approval of the language outlined on pages 57 through 64 of the staff report, as submitted.

Mr. Glenn Stroup, Chairman, Sully District Task Force, concurred.

Chairman Murphy called for speakers, but received no response. He therefore closed the public hearing.

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APR-01-III-9BR - Located at 5714 Sully Rd. & 14100 Lee Hy. on 12.22 ac. Adopted Plan: Office & research & development, retail up to 0.60 FAR; high density Residential Nominated Plan: Mixed use w/high density residential up to 3.0 FAR.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan.

Mr. Glenn Stroup, Chairman, Sully District Task Force, concurred. He added that the Task Force further recommended that a special task force be appointed to review the land use on the subject parcels as well as the rest of Land Unit E and Land Unit B with a view toward integrating uses between the two and submitting an Out-of-Turn Plan Amendment.

Chairman Murphy called for speakers, but received no response. He therefore closed the public hearing.

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APR-01-III-11BR - Located at unaddressed parcel 44-3((1))15 on 50.99 ac. Adopted Plan: Office, conference center/hotel industrial/flex at an average 0.50 FAR; additional options for mixed use focal point with & without transit. Nominated Plan: Delete specification for mid-rise or high-rise residential unit types; delete requirement for density transfer.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan.

Mr. Glenn Stroup, Chairman, Sully District Task Force, concurred with staff's recommendation to retain the density transfer language, but also recommended additional text regarding building type as outlined on page 9 of the Task Force report, a copy of which is in the date file.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, explained that the nominator no longer objected to the density transfer language, but continued to suggest a change to the building type allowed. She supported the Task Force's recommendation.

In response to questions from Commissioner Koch, Ms. Baker confirmed that she was aware that the proffers associated with the Westfields development did not allow residential use and that that issue would have to be addressed before the subject property could be developed.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-12BR - Located at 5040 & 5235 Walney Rd (E. C. Lawrence Park) on 584.8 ac. Adopted Plan: Public park.  
Nominated Plan: Change location of park entrance.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan.

Mr. Glenn Stroup, Chairman, Sully District Task Force, concurred, but suggested that the Sully Station residents concerns be addressed by the Park Authority through its master planning process.

Mr. Fred Eberhart, 14286 O'Shay Court, Centreville, stated that he would participate in the Park Authority's planning process, but wished to state for the record that he had serious concerns about the possibility of locating an entrance to the park off of Braddock Road and would vigorously oppose any further encroachment into the woodlands areas of the park.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

APR-01-III-1UP - Located at 14000, 14006 & 14008 Lee Jackson Mem. Hy.; 3900 Skyhawk Dr.; 14000, 14020 & 14050 Thunderbolt Pl.; 3675, 3855, 3901, 3930, 3935 3940 & 3950 Centerview Dr.; 3510, 3910, 3914, 3918, 3920, 3930 & 3935 Centreville Rd & unaddressed parcels 34-2((1))17D & 17E; 34-2((6))1&3; 34-4((1))1D&29; 34-4((12))A2, C2, 1, 3A1, 5, 6, 7A, 8B, 9, 12 & 13A on 134 ac. Adopted Plan: Mixed use; office; retail & other.  
Nominated Plan: Eliminate 0.35 FAR restriction on hotels/motels.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on pages 106 and 107 of the staff report.

Mr. Glenn Stroup, Chairman, Sully District Task Force, concurred.

Dean Crowhurst, Esquire, with McGuire, Woods, representing the nominator, supported staff's alternative text. He spoke about the need for the proposed services.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-2UP - Located at 3933 Chantilly Rd. on 2.89 ac.  
Adopted Plan: Residential 1-2 du/ac w/option for 3-4 du/ac  
w/consolidation. Nominated Plan: Residential 3-4 du/ac &  
commercial use.

APR-01-III-3UP - Located at 3933 Chantilly Rd on 2.89 ac.  
Adopted Plan: Residential 1-2 du/ac, w/option for 3-4 du/ac  
w/consolidation. Nominated Plan: Residential 3-4 du/ac.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan.

Mr. Glenn Stroup, Chairman, Sully District Task Force, concurred with retaining the planned density with consolidation, but recommended a density of 2 to 3 dwelling units per acre for the subject property only with provision of a 35-foot buffer from non-residential uses and a substantial buffer from Route 50, as outlined on page 12 of the Task Force report, a copy of which is in the date file.

Mr. Richard Hutchison, 13648 Birch Drive, Chantilly, did not express a clear opinion of support of or opposition to either nomination, but asked that the community be involved in any proposed development on the subject property.

Mr. John Thillmann, 12510 Manderley Way, Herndon, nominator of 3UP, supported the Task Force's alternative text.

Ms. Elinor Schneider, 3920 Downs Drive, Chantilly, expressed her opposition to the proposal for commercial use as requested in 2UP.

Ms. Mary H. Lowe, 3900 Chantilly Road, Chantilly, was opposed to any increase in density or commercial use. She supported staff's recommendation to deny the nominations.

There being no further speakers, Chairman Murphy closed the public hearing.

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APR-01-III-4UP - Located at 12217 Ox Hill Rd. on 35.37 ac.  
Adopted Plan: Office. Nominated Plan: Office up to 0.15 FAR,  
option for hotel use, & public utility use to include a substation,  
transmission lines, equipment storage & maintenance facilities,  
w/buffering.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 125 of the staff report.

Mr. Glenn Stroup, Chairman, Sully District Task Force, recommended the language on pages 13 and 14 of the Task Force report, a copy of which is in the date file. He added that the Task Force concurred with staff's alternative text regarding a hotel option.

Mr. Pete Perkins, 12301 Ox Hill Road, Fairfax, supported staff's recommendation for low density office development not to exceed .15 FAR, while strongly opposing a vehicle maintenance and equipment storage facility. (A copy of Mr. Perkins' statement and a petition signed by himself and 18 neighbors is in the date file.)

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, concurred with staff's text for a hotel option and explained why the public utility use should be added.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-III-11UP - Located at 13800 Barnsfield Rd. & unaddressed parcels 24-4((1))7A & 34-2((2))3 & 3B on 20.50 ac. Adopted Plan: Barnsfield Rd. parcel 3 & 3B: office & industrial flex uses up to 0.35 FAR; parcel 7A: mixed use up to .50 FAR. Nominated Plan: All parcels mixed use up to .50 FAR, add multi-family residential uses.

Ms. Marianne Gardner, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 147 of the staff report.

Mr. Glenn Stroup, Chairman, Sully District Task Force, noted that the Task Force recommended approval of the nomination, modified to remove the residential designation on the eastern half of parcel 7A on tax map 24-4((1)), as outlined on page 16 of the Task Force report, a copy of which is in the date file.

Mr. Leo Schefer, representing the Washington Airports Task Force (WATF), 44701 Propeller Court, Dulles International Airport, Dulles, noted that the subject property was outside the noise contour for the airport and therefore the WATF had no objection to the addition of residential use. (A statement from WATF is in the date file.)

In response to a question from Commissioner Alcorn, Mr. Schefer said it was his understanding that The Peterson Companies, the proposed developer of the subject property, planned rental units. Commissioner Alcorn noted that there was no reference to rental units in the proposed text.

Commissioner Byers and Mr. Schefer discussed the problems associated with locating residential units close to an airport. Mr. Schefer noted that a survey of nearby residents discovered that 90 percent knew the airport was there when they moved in and 87 percent considered the airport to be a neighborhood asset and were regular users of the facility. He added that the Task Force monitored land uses in the vicinity of the airport and did not believe that residential development of the subject property would cause problems.

Francis McDermott, Esquire, with Hunton and Williams, representing the nominator and property owner, explained that the subject properties were part of a 115-acre assemblage. He noted that the northern 54-acre portion was bounded by Route 28 on the west, Wall Road on the north and the proposed realigned Barnsfield Road on the south, an area containing the only access to the proposed Smithsonian Annex to the Air and Space Museum, with a projected 3.5 million visitors annually. He added that these visitors were expected to spend approximately \$106 million in Fairfax County for hotels, restaurants, retail, amusement/recreation, and automobile service stations. He stated that in attempting to attract these types of uses to the area, The Peterson Companies had discovered that companies were reluctant to locate in an area without some residential development to provide additional support for the services. He introduced the next speaker, Mr. James Todd, President of The Peterson Companies, previous president of Gulf-Reston, President of Mobil Land Corporation, and life council member and trustee of the Urban Land Institute, and asked that he be allowed a few moments to summarize after Mr. Todd's testimony.

Mr. James Todd, representing The Peterson Companies, 12500 Fair Lakes Circle, #400, Fairfax, explained that a mixed use community was envisioned for the area facing the Route 28 interchange, directly across from the Air and Space Annex. He stated that a residential component was an important part of the mix to make the project work. He noted that office uses needed adjacent residential uses, especially rental properties, so that employees could live close to where they worked and that retail establishments wanted customers evenings and weekends, which would be provided by residential units.

In response to a question from Commissioner Alcorn, Mr. Todd said he would be happy to proffer to rental units. Mr. McDermott explained that that level of detail was not normally included in Comprehensive Plan amendments, and would be more properly addressed during the rezoning process.

Mr. McDermott distributed copies of information in a blue folder containing a *Washington Post* article regarding family demographics, a report by Fore Consulting, Inc., regarding the number of students estimated to be generated by the proposed multi-family residential units, a brochure entitled "Ten Principles for Reinventing America's Suburban Business Districts," and a summary of anticipated tax revenues from the mixed use development. He drew the Commission's attention to page 14, Embrace Mixed Uses, and page 16, Honor the Human Scale by Creating a Pedestrian-Friendly Place, of the brochure and noted that the figures on page 6 of the Fore report

were based on actual statistics from the School Board of students in comparable projects in Fairfax County rather than a generic number. (One of the blue folders and its contents are in the date file.)

Commissioner Koch noted that he had received a letter from Mr. Michael Robin, owner of adjacent parcel 8, suggesting that his property should be included in the replanning. In response to a question from Commissioner Koch as to why it was not included, Mr. McDermott explained that, as a practice, he did not typically include land that was not under his client's ownership or control. He added that he had been attempting for two and a half years to reach a contractual agreement with Mr. Robin, but had been unsuccessful and the letter Commissioner Koch referred to was the first indication he had seen that the landowner might be willing to have his land included.

Mr. Jeffrey Parents, 3153 Ramose Court, Herndon, Chairman of the Sully District Council's Land Use and Transportation Committee, supported staff's alternative language which did not include a residential component. (A copy of Mr. Parents' statement is in the date file.)

Ms. Carol Hanwa, 6500 Harvest Hill Court, Centreville, representing the Airports Advisory Committee, expressed opposition to any residential use of the subject property because of its proximity to Dulles Airport.

In response to questions from Chairman Murphy, Ms. Hanwa acknowledged that the subject property was outside of the Airport Noise Impact Overlay District (ANIOD), but said that did not alter her opposition to residential use. She added that, if the Planning Commission and the Board adopted an amendment that included residential, a disclosure clause should be added so that future residents would be aware of the proximity of the airport and possible noise problems.

Commissioner Hall commented that if the property was outside the ANIOD and a disclosure clause was included, she didn't see a problem with allowing high density residential on this property. She noted that, while it might not be a good place to raise a family, there were plenty of young singles and others who were not concerned about schools and play areas for children and would be happy to live near an airport for the convenience.

Chairman Murphy noted that airport workers would be potential residents.

Mr. Jeffrey Saxe, 2728 Heatherford Place, Fairfax, Senior Vice President of The Peterson Companies, supported the addition of the residential component. He pointed out that true mixed use projects with both residential and non-residential development produced fewer vehicle trips. He concurred with Chairman Murphy's comment, noting that the subject property was not too far from the employee's entrance to the airport. Mr. Saxe added that the school and park impacts could be addressed during rezoning.

In response to questions from Commissioner Smyth, Mr. Saxe said a grocery store was not part of the proposed mix of uses. He reiterated that the figures quoted for potential students were obtained directly from the School Board.

Mr. Saxe responded to questions from Commissioner Koch regarding possible school and park contributions and from Commissioner Harsel regarding the possible rental rates.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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The meeting was adjourned at 12:25 a.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 10, 2003

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission